

Department of City Development

City Plan Commission  
Historic Preservation Commission  
Neighborhood Improvement  
Development Corporation  
Redevelopment Authority

**Rocky Marcoux**  
Commissioner

**Martha L. Brown**  
Deputy Commissioner

September 6, 2007

Mr. Ronald D. Leonhardt  
City Clerk  
City Hall, Room 205  
Milwaukee, WI 53202

Dear Mr. Leonhardt:

Enclosed is a fully executed original of Amendment No. 13 to Contract No. 07-037 (RA), dated August 3, 2007, between the Redevelopment Authority of the City of Milwaukee the City of Milwaukee. This pertains to Tax Incremental District No. 65.

Please insert this agreement into Common Council Resolution File No. 051275, adopted September 26, 2006.

Sincerely,

*RM* Rocky Marcoux  
Executive Director-Secretary  
Redevelopment Authority of  
the City of Milwaukee

Enclosure

**COOPERATION  
AGREEMENT**

**Tax Incremental District No. 65  
(20<sup>th</sup> and Brown Project)**

DUPLICATE  
ORIGIN L

Contract No. 07-037 RA  
TID Number 65

COOPERATION AGREEMENT  
for  
Tax Incremental District - Number 65  
(20<sup>th</sup> and Brown)

THIS COOPERATION AGREEMENT (hereinafter referred to as "Agreement") is entered into as of this 3 day of August, 2007 by and between the City of Milwaukee, Wisconsin, a municipal corporation (the "City") and the Redevelopment Authority of the City of Milwaukee, a public body corporate and politic organized and existing under the laws of the State of Wisconsin (the "Authority").

WITNESSETH:

WHEREAS, the Authority, with the cooperation of the City, has undertaken to develop and carry out the 20th and Brown Project which is located in the City and County of Milwaukee, Wisconsin and is generally described on Exhibit "A"; and

WHEREAS, the Authority adopted Resolution Number 9792 (hereinafter the "Resolution") on January 19, 2006 approving the Redevelopment Plan for 20<sup>th</sup> / Brown; and

WHEREAS, the Resolution is attached hereto as Exhibit "B"; and

WHEREAS, the 20th and Brown Project is located within the boundaries the 20<sup>th</sup> / Brown Redevelopment Area, and within the boundaries of Tax Incremental District Number 65 (hereinafter "TID - 65") which is depicted on the map attached as Exhibit "C;" and

WHEREAS, the City intends to provide the Authority with the funds necessary to finance all TID - 65 project costs, as set forth on the budget attached hereto and by this reference incorporated herein as Exhibit "D" (the "Budget"); and

WHEREAS, the activities to be undertaken within TID - 65 are described in the Project Plan for Tax Incremental District - 65, City of Milwaukee (the "TID - 65 Project Plan") which is attached as Exhibit "E"; and

WHEREAS, All costs set forth on the Budget are to be expended within the area of the 20th and Brown Project and the boundaries of TID - 65; and

WHEREAS, The Authority also authorized execution of this Agreement by Resolution No. 9793 adopted January 19, 2006 and the City authorized execution of this Agreement by Resolution No. 051275 adopted September 26, 2006.

NOW, THEREFORE, The parties hereto mutually agree as follows:

1. Project Definition. The Authority shall implement and carry out the 20th and Brown Project as well as the TID - 65 Project Plan, contingent upon the Authority receiving adequate financing from the City. The City shall provide the Authority with the funds necessary to carry out the TID - 65 Project Plan, said funds being provided in aid of the activities of the Authority relative to the 20th and Brown Project.
2. Establishment of Fund Account. The City will provide to the Authority, from Tax Incremental Bond Account No. TD 06580000 or from any other source as determined by the Common Council, funds in an amount not to exceed the amount set forth in the TID - 65 Project Plan for TID - 65 expenditures (hereinafter referred to as the "Fund") for costs specified in the Budget. Such funds as approved by the Common Council are to be made available to the Authority, either: a) upon the approval by the Public Debt Commission of the necessary

borrowing after the adoption of an initial bond resolution by the Common Council; or b) from available TID funds. Funds are to be made available to the Authority upon requisition by the Secretary of the Authority according to a procedure mutually agreed upon between the City Comptroller and the Secretary. The requisition funds, to the extent received by RACM, shall be placed in a separate bank account (the "Fund Account") by the Authority and shall not be commingled with other funds of the Authority.

3. Administration of the Fund Account. The City Comptroller shall review and approve the accounting and financial reporting systems necessary to administer the Fund Account.

4. Use of Fund. Funds granted by the City to the Authority shall be utilized for the purpose of implementing the 20th and Brown Project, as specified in the Budget, and to provide for the public improvements and other activities specified in the TID - 65 Project Plan.

5. Verification by Comptroller. The City Comptroller shall, from time to time as in the Comptroller's judgment is appropriate, review the receipts and expenditures of the Authority in connection with the 20th and Brown Project and TID - 65 activities and the Comptroller shall make an accounting to the City. The Comptroller shall conduct an audit and report to the Common Council with respect to the results of such audit. Upon completion of the 20th and Brown Project and TID - 65 activities, the Authority shall make a full accounting to the City of income received and amounts expended and shall return to the City all unused and unneeded funds.

6. Construction of Improvements. The Authority may construct or cause to be constructed within TID - 65 such improvements as are provided for in the TID - 65 Project Plan

or as shall be determined by resolution of the Common Council amending the TID – 65 Project Plan. The cost of said improvements shall be fully paid from the Fund.

7. Supplemental Redevelopment Activity by City.

- a. The City in furtherance of the 20th and Brown Project will vacate, if necessary, streets and other public ways and will take other lawful actions as may be deemed by the City and the Authority to be necessary or desirable in connection with the 20th and Brown Project and TID - 65.
- b. The Department of City Development, Department of Neighborhood Services and the Department of Public Works shall assign personnel to implement and complete the 20th and Brown Project and TID - 65 in accordance with the annual service contract between the City and the Authority.
- c. The Department of Public Works shall assist the Authority in the implementation of all construction contracts to which the Authority is a party.

8. Interest Payments. Any sums payable hereunder by either party to the other shall not bear any interest, but any interest earned on such sums shall be transferred to the City.

9. Additional Consideration. To the extent the Authority receives any payments pursuant to Section 1 (f) of that certain Agreement by and among the City, the Authority and Legacy Development Partners, LLC dated as of July 26, 2007 (the “Shared Earnings”), the Authority shall remit all such Shared Earnings to the City.

IN WITNESS WHEREOF, The parties have executed this Agreement the day and year as hereabove set forth.

CITY OF MILWAUKEE

*Tom Barrett*  
TOM BARRETT, Mayor

Date: 8/3/07

*Ronald D. Leonhardt*  
RONALD D. LEONHARDT  
City Clerk

Date: 8/3/07

COUNTERSIGNED:

*W. Martin Morics* *cm*  
W. MARTIN MORICS  
City Comptroller

Date: 8/3/07

REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE

By: *Kathryn West*  
Chairman

By: *Joel P. ...*  
Executive Director

Date: \_\_\_\_\_

This instrument was drafted by  
The Department of City Development

1089-2006-240:110252

CITY ATTORNEY'S OFFICE  
Approved as to Form and Execution

Dated Sept 5, 2007

By *Kevin P. Sullivan*  
Assistant City Attorney

**EXHIBIT A**  
**BOUNDARY DESCRIPTION**

Beginning at the intersection of the centerline of North 23<sup>rd</sup> Street and the centerline of West North Avenue;

Thence east along the centerline of West North Avenue to the centerline of West Fond du Lac Avenue;

Thence southeast along centerline of West Fond du Lac Avenue to the centerline of North 17<sup>th</sup> Street;

Thence south along the centerline of North 17<sup>th</sup> Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 19<sup>th</sup> Street;

Thence north along the centerline of North 19<sup>th</sup> Street to the north line of the alley immediately north of and parallel to West Brown Street;

Thence west along the north line of the alley to the east line of the alley immediately east of and parallel to North 20<sup>th</sup> Street;

Thence north along the east line of the alley to the south lot line of 2058 N. 20<sup>th</sup> Street (Johnsons Park);

Thence west along the south lot line of 2058 N. 20<sup>th</sup> Street (Johnsons Park) (extended) to the centerline of North 20<sup>th</sup> Street;

Thence south along the centerline of North 20<sup>th</sup> Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 24<sup>th</sup> Street;

Thence north along the centerline of North 24<sup>th</sup> Street to the south lot line of 2020 North 24<sup>th</sup> Street (extended);

Thence east along the south lot line of 2020 North 24<sup>th</sup> Street (extended) to the south lot line of 2023 North 23<sup>rd</sup> Street (extended) to the centerline of North 23<sup>rd</sup> Street;

Thence approximately 530 feet north along the centerline of North 23<sup>rd</sup> Street to the south lot line of 2131 North 23<sup>rd</sup> Street (extended);

Thence west along the south lot line of 2131 North 23<sup>rd</sup> Street (extended) to the west line of the alley immediately west of and parallel to North 23<sup>rd</sup> Street;

Thence north along the west line of the alley to the south line of the alley immediately south of and parallel to West Garfield Avenue;

Thence west along the south line of the alley (extended) to the centerline of North 24<sup>th</sup> Street;

Thence north along the centerline of North 24<sup>th</sup> Street to the centerline of West Garfield Avenue;

Thence east along the centerline of West Garfield Avenue to the centerline of North 23<sup>rd</sup> Street;

Thence north along the centerline of North 23<sup>rd</sup> Street to the point of beginning.



# Exhibit B

## Redevelopment Authority of the City of Milwaukee

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Resolution No.: 9792  
Adopted on: January 19, 2006  
Aldermanic District: 15th

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### **Resolution approving the Redevelopment Plan for the North 20<sup>th</sup> and West Brown Streets Redevelopment Project Area.**

Whereas, On November 17, 2005, the Redevelopment Authority approved the boundaries for the North 20<sup>th</sup> and West Brown Streets Redevelopment Project Area and determined that the area qualifies as "blighted" under Section 66.1333(2m)(b) 3. Wisconsin Statutes; and

Whereas, The Common Council of City of Milwaukee adopted the revised boundary on December 13, 2006, and directed the Redevelopment Authority to prepare a redevelopment plan for the North 20<sup>th</sup> and West Brown Streets Redevelopment Project Area; and

Whereas, A Redevelopment Plan for the North 20th and West Brown Streets Redevelopment Project Area dated January 19, 2006, ("Plan"), was prepared by the Department of City Development to guide new economic opportunities and accomplish the goals in the project area as set forth in the Fond du Lac and North Neighborhood Comprehensive Plan, an element in the City's Comprehensive Plan, adopted by the City of Milwaukee on March 19, 2004; and

Whereas, The Plan was also prepared in consultation with the potential developer of the Project Area and is consistent with the developer's conceptual plan as presented to the Authority on December 15, 2005, as the project plan for Tax Increment District Number 63; and

Whereas, Proper notice was provided to property owners within the Plan boundary and on January 19, 2006, the Authority conducted a public hearing pursuant to Section 66.1333(6)(b)(3), Wisconsin Statutes, to determine whether the proposed Plan is feasible and in conformity to the general plan of the City; and

Whereas, City Plan Commission will review the Plan on January 23, 2006 to determine that the Plan conforms to the general plan of the City and is sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements in the project area as required by in Section 66.1333(6)(b) 2 and (c); now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Redevelopment Plan for the North 20th and West Brown Streets Project Area is approved; and be it

Further Resolved, That the Authority finds that

1. The Plan is feasible and conforms to the general plan of the City and to the City's objectives for area development.

2. Financial assistance in the amounts necessary to implement the approved Plan is expected to be provided by Tax Incremental District #63 that was authorized by the Authority and will be authorized by future resolutions by the Common Council under Sections 66.1333(5)(4) and 66.1333(6)(f), Wisconsin Statutes, as amended.

and, be it

Further Resolved, That the Executive Director-Secretary shall transmit the Plan to the Common Council for its approval; and, be it

Further Resolved, Upon Common Council approval of the Plan, The Executive Director-Secretary shall certify the Plan to the Council and record the approved Plan in the Office of the Register of Deeds of Milwaukee County, Milwaukee, Wisconsin; and, be it

Further Resolved, That upon certification of the Plan, the Executive Director-Secretary shall request the Council to take other actions to implement the Plan and support new land uses in the Project Area including, but not limited to, the vacation of public right of way, rezoning, relocation of sewer and water mains and other public facilities and installations and any other public actions deemed necessary to carry out the Plan; and, be it

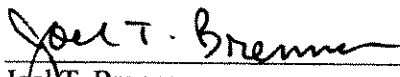
Further Resolved, That the Authority is authorized to accept title to the City-owned property within the project area and to execute any easements, petitions, surveys or other documents necessary to implement the project.

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**CERTIFICATION**

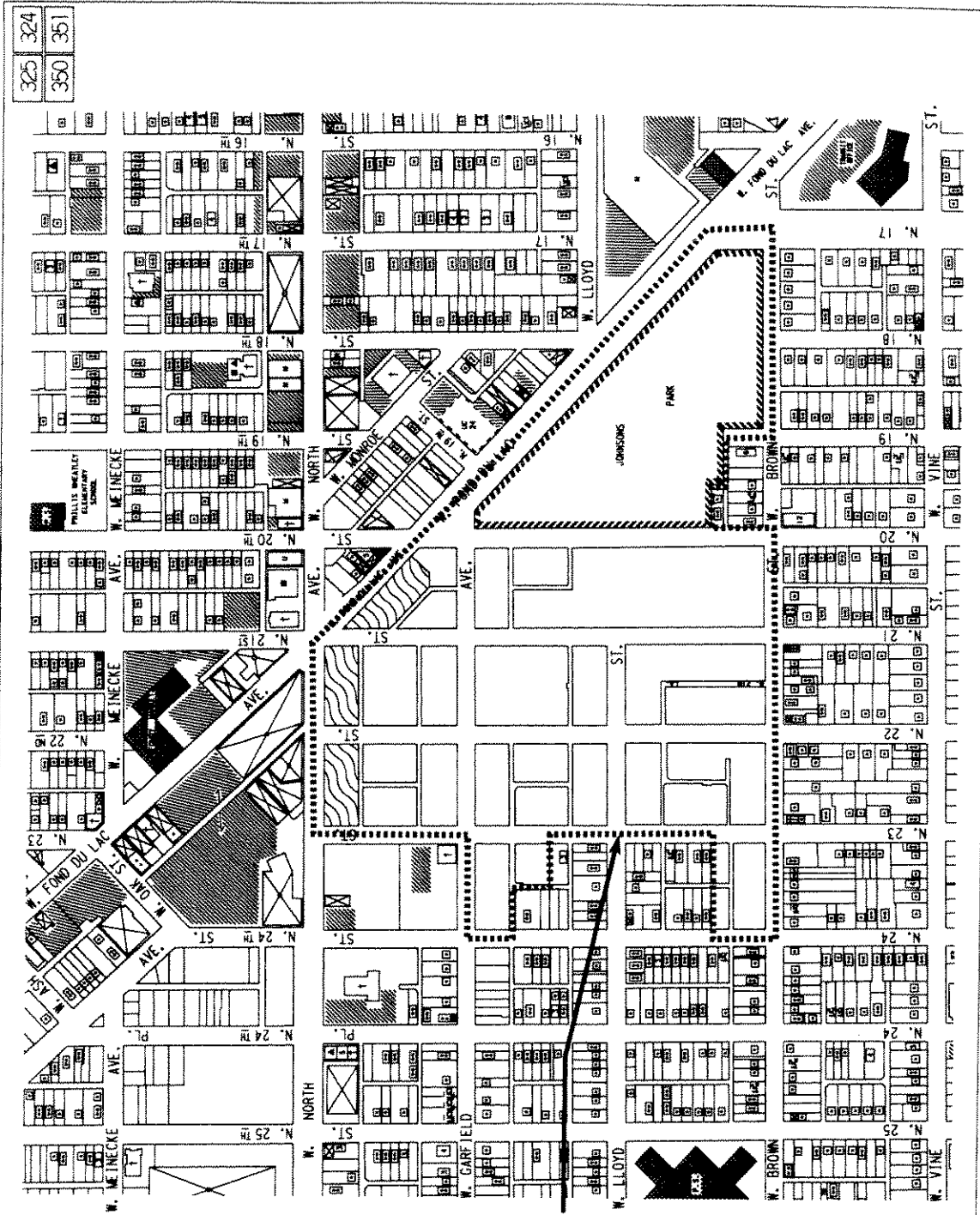
I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)


  
\_\_\_\_\_  
Joel T. Brennan  
Assistant Executive Director-Secretary

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# Exhibit C



## LEGEND

-  FOR COMMERCIAL USE
-  REMAIN RESIDENTIAL

TID- 65 &  
REDEVELOPMENT PROJECT  
BOUNDARY

MAP NO.	Redevelopment Project TID - 65 N. 20th St. - W. Brown St.
3	PROPOSED LAND USE 
DATE	<small>THIS MAP IS THE PROPERTY OF CITY ENGINEERS AND SURVEYORS, INC. It is loaned to you for your use only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of City Engineers and Surveyors, Inc.</small>

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**EXHIBIT D**  
**Budget for 20th - Brown / TID No 65**  
Estimates for 20 & Brown

Revised 7/24/06

Public Improvements

	<u>June-06</u>
Streets, curb, gutter, sidewalks	1,707,000
Harp and acorn lighting	600,000
Street trees	43,000
Laterals at new streets (50)	250,000
Laterals at remaining sites (24)	100,000

Environmental

Acquisitions

Johnsons Park

Loans / Grants

Administrative

	50,000
	150,000
	100,000
	100,000
	150,000
	<u>\$3,250,000</u>

# Exhibit E

Project Plan  
For  
Tax Incremental District Number 65  
City of Milwaukee  
(North 20<sup>th</sup> / West Brown Streets)

Prepared by  
Department of City Development  
January 2006

In Conformance with the provisions  
Of Section 66.1105, Wisconsin Statutes,  
as Amended.

## **I. DESCRIPTION OF PROJECT**

### **A. Introduction**

Section 66.1105(4)(d), Wisconsin Statutes, requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

### **B. District Boundaries**

Tax Incremental District Number 65. City of Milwaukee, North 20<sup>th</sup> / West Brown Streets ("District" "the TID") is comprised of land located between West North Avenue, West Fond du Lac Avenue, North 17<sup>th</sup> Street, West Brown Street, and North 23<sup>rd</sup> / North 24<sup>th</sup> Streets. The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description." A complete list of properties in the District is provided in Exhibit 2, "Property Characteristics." The District lies completely within the North 20<sup>th</sup> / West Brown Streets Redevelopment Plan area.

The District contains property totaling 1,598,992 square feet (36.7 acres,) exclusive of public streets and alleys. 77.7% of the real property located within the District was found to be "blighted" within the meaning of Section 66.1105 (2)(a)1. Exhibit 2 illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts.

### **C. Plan Objectives**

The District is part of the Fond du Lac and North neighborhood. The TID will assist in the implementation of the *Fond du Lac and North neighborhood plan*<sup>1</sup>, which includes redevelopment of the District as a "catalytic project" and a priority objective of the neighborhood. The area in and around the District declined in the 1970's when hundreds of homes (including approximately 150 structures in the District) were razed for the proposed Park West freeway, which was never built. A substantial portion of that cleared land in the District has remained vacant for over 30 years.

There is significant recent redevelopment in the area. CityHomes is a single-family subdivision located just two blocks to the south of the District at North 20<sup>th</sup> and West Walnut streets. The City of Milwaukee initiated CityHomes in 1997. The first phase of CityHomes consisted of 43 homes, and a second phase added up to 40 additional homes. CityHomes served as the catalyst for creating interest and demand for new single-family infill housing in the City, and further development followed. The area to the east of the proposed District, from 20<sup>th</sup> Street to 12<sup>th</sup> Street, is known as Lindsay Heights. Since 1997, approximately 130 new in-fill Lindsay Heights' homes have been built. A significant development within Lindsay Heights, Josey Heights, began construction in November 2005. Josey Heights will see up to 53 owner-occupied homes on a 7.3 acre parcel located at North 12<sup>th</sup> and West Brown Streets. Other notable new

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<sup>1</sup> Prepared by Planning & Design Institute and adopted by the City of Milwaukee as part of their Comprehensive Plan on March 19, 2004.

construction of homes in the area includes a significant concentration of Habitat for Humanity homes.

An important exception to these development efforts is the proposed District. Although limited redevelopment has taken place, much of the District remains vacant and blighted even 30+ years after the freeway clearance. It contains some of the last Park West land to be redeveloped. In its current state, the site is a detriment to ongoing redevelopment of the area.

The District will enable revitalization primarily by developing vacant City-owned land for residential redevelopment and replacing/upgrading public improvements in the District. Additional objectives of this Plan are to provide funding for: site assembly, housing rehabilitation loans or grants to owners of existing properties in the District, and for green space enhancements to Johnson's Park. The park is currently being redesigned, with expected costs of over \$2 million.

As opportunities present themselves, it is possible that there will be limited acquisition of property. Properties *may* be purchased at fair market value from a willing seller in order to assemble development opportunities.

The more detailed objectives of this Project Plan are to:

1. Strengthen the economic vitality of the near north side by building residential property targeted to owner-occupants.
2. Promote coordinated redevelopment of vacant and underutilized land, including assembly of parcels.
3. Build public improvements that are not feasible without a Tax Incremental District.
4. Impose mandatory standards for property rehabilitation and development.
5. Eliminate obsolete conditions, blighting influences and environmental deficiencies that impede development and detract from the functionality, aesthetic appearance, and economic welfare of this area of the city.
6. Provide grants or low-cost loans to owners of existing property in the District in order to make required repairs to their homes.
7. Maximize the use of Emerging Business Enterprises in contracting opportunities.
8. Make contributions to the Redevelopment Authority of the City of Milwaukee (RACM) under Section 66.1333.5, Wisconsin Statutes for site and project improvements and for related activities undertaken in connection with the implementation of this Project Plan.

#### **D. Proposed Public Action**

The City of Milwaukee may, on its own initiative or through a cooperation agreement with the Redevelopment Authority and/or other entities, undertake any and all project and site improvements and activities considered necessary to achieve project objectives and the commitment of private investment. This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.1333(5), Wisconsin Statutes, within the District. It is possible that future amendments to this District for other investments in this area will be proposed. In general, it is expected that the agreement will cover the following public activities:

1. Acquisition and demolition of existing improvements and sale of the property,
2. Construction or reconstruction of streets, alley, and other facilities and utilities,
3. Vacation and/or opening of streets and alleys, in part or entirety,
4. Investigation and remediation of environmental contamination,
5. Contribute to the cost of making improvements to Johnsons Park,
6. Provide loans or grants to existing property owners, and
7. Any and all other project and site improvements or activities defined in sec. 66.1105(2)(f) 1., Wisconsin Statutes and considered appropriate and necessary for the achievement of project objectives and the commitment of private investment.

This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.431(5). Wisconsin Statutes, within the District.

## **II. PLAN PROPOSALS**

### **A. Statutory Requirements**

Section 66.1105(4)(f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2)(f) 1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

### **B. Compliance with Statutory Requirements**

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

***"Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."***

The plan includes the public works and improvements described in general below. The specific kind, number, and locations of public works and other improvements will be based on detailed



final plans, approved for the project and site development in consultation with the Department of Public Works. Public works will generally consist of improvements in the public right-of-way that will restore or upgrade public facilities and the public environment, including the reconnection of the street grid and will be supportive of and located adjacent to properties to be redeveloped. Other improvements may include monetary contributions to RACM for property acquisition, site clearance, and environmental testing and remediation. Based on preliminary planning and design concepts in connection with the implementation of this Plan, the following types of public works and improvements are potential project costs: The number and location of the proposed public works and improvements are shown on Map No. 4, titled "Proposed Improvements," and are listed below:

(a) Site Acquisition	\$	150,000
(b) Demolition, remediation	\$	50,000
(c) Johnsons Park Improvements	\$	100,000
(d) Loans/grants for rehab of existing properties	\$	100,000
(e) Public Infrastructure	\$	<u>2,700,000</u>
Subtotal	\$	3,100,000

***"Detailed List of Estimated Project Costs."***

The kind, number, location and estimated costs of public works and improvements necessitated by this project as identified above, are based on preliminary plans and concepts developed in consultation with the Department of Public Works and as part of the preparation of the economic feasibility study for the District. These may be modified as to kind, number, location, and the costs reallocated at any time during project execution based on more definitive engineering studies and construction plans without amendment of this Plan.

The costs included in this subsection and detailed in Table "A" which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated redeveloper(s), which agreements are incorporated herein by reference, provided further that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

Capital Costs: A statement of the kinds of activities proposed for the project is included in subsection II.B. of this Plan. This category of costs includes those items which may be undertaken only in conjunction with Redevelopment Projects under provisions of Section 66.431, Wisconsin Statutes, as determined during the course of project execution/implementation, and may also include the City's cost of grants to RACM.

Other Costs: This category of Project Costs includes estimates for administrative, professional, organizational and legal costs. Components of the "other costs" include, in general, costs of salaries and employee benefits for employees engaged in planning, engineering, implementing, and administering activities in connection with the tax increment district. Related costs of

supplies, materials, contract and consultant services, rental of space and equipment, and the reasonable costs of City departments and agencies having oversight responsibilities due to the creation of this District. Such services include but are not limited to purchasing, property appraisals, personnel, legal, accounting, auditing, the provision of space and maintenance, and costs charged in accordance with an approved cost allocation plan.

**Financing Costs:** Financing costs include estimated gross interest expense on bonds that will be issued to pay for Project Costs. Estimates of bond interest are based on interest rates as set forth in the Economic Feasibility Analysis for this Project.

**Table A: Estimated Project Costs<sup>2</sup>**

1	<b>Capital:</b> Acquisition, Demolition, Remediation, Rehab Loans/Grants, Public Improvements (net)	\$3,100,000
2	<b>Other:</b> Administrative, professional, organizational and legal, Total Estimated Project Costs, excluding financing	\$ 150,000 \$3,250,000

***"Economic Feasibility Study."***

The Economic Feasibility Study for this District, prepared by S. B. Friedman and Company, is dated December 6, 2005 and titled *North 20<sup>th</sup>/West Brown Streets TIF Feasibility Study*. S.B. Friedman and Company updated the study on June 28, 2006. The December 2005 study and the June 2006 update are on file with the Department of City Development. The study and update establish the dollar value of project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before the year 2027. Should incremental revenues be generated in excess of those currently anticipated, they will be used to offset the public costs of Plan implementation.

***"Estimated Method of Financing Project Costs"***

Sale of General Obligation Bonds:

Financing for the District's project costs will be accomplished either:

1. through issuing tax-exempt and taxable general obligation bonds (\$3,250,000 excluding capitalized interest,) or
2. through a Cooperation and Contribution agreement with the Federal National Mortgage Association (Fannie Mae.) Under this approach, the City would repay Fannie Mae only

<sup>2</sup> The City of Milwaukee and/or RACM reserve the right to undertake only those activities that are economically feasible and appropriate during the project, and which will lead to growth of the tax increment.

an amount equal to the actual tax incremental revenue received in the District each year. This approach is currently being discussed with Fannie Mae.

The estimated method of financing may change during the project period. Consequently, the method identified may, during the course of project implementation and as circumstances warrant, be redefined, and the dollar amount adjusted, without formal modification of this Plan.

***"Time when the costs or monetary obligations related thereto are to be incurred"***

The Summary of Project Costs (Schedule "1" below) identifies the year in which actual expenditures for the cost of public works and improvements described in this plan is expected to be incurred. This schedule anticipates the time costs will be incurred, not the time contracts or other obligations may be entered into. The estimates presented are subject to change as actual circumstances during the project execution period may require. However, all expenditures will be made prior to the year 2027 pursuant to the provisions of s. 66.1105(6)(am), Wisconsin Statutes.

Schedule 1  
Estimated Timing of Project Costs

<b>Year</b>	<b>Estimated Project Cost</b>	<b>Cumulative Total</b>
2006	\$500,000	\$500,000
2007	\$2,600,000	\$3,100,000

***"Map Showing Existing Uses and Conditions."***

Please refer to Map No. 1, "Boundary and Existing Land Use," and Map No. 2, "Structure & Site Condition," in the Exhibits Section, which follows.

***"Map Showing Proposed Improvements and Uses."***

Please refer to Map No. 3, "Proposed Land Uses," and Map No. 4 "Proposed Improvements" in the Exhibits Section, which follows.

***"Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."***

Please refer to Map No. 5, "Existing Zoning." The present zoning ordinances, master plan, building codes, and other city ordinances will not require any amendments.

***"List of Estimated Non-Project Costs."***

None.

***"Proposed Method for Relocation."***

No occupied properties are currently identified for acquisition in this plan, and therefore no

individuals or families are to be displaced. If, at a later date, RACM determines that relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

***"Statement Indicating How District Creation Promotes Orderly City Development."***

The proposed District is consistent with the recommendations contained in the Fond du Lac and North Neighborhood Plan and with the prevailing zoning in the surrounding area. The redevelopment of the site has also been identified as "a catalytic project" in the Fond du Lac and North Neighborhood Plan, which was adopted as part of the comprehensive plan of the City of Milwaukee in 2004. It will support the past and ongoing residential redevelopment efforts in the surrounding neighborhood.

***"Opinion of the City Attorney."***

Please refer to the letter dated September, 2006, as prepared by the office of the City Attorney.

## EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Map 1	Boundary and Existing Land Use
Map 2	Structure & Site Condition
Map 3	Proposed Land Uses
Map 4	Proposed Improvements
Map 5	Existing Zoning Map
Attachment 1	Assessment Commissioner's Letter [REDACTED]
Attachment 2	City Attorney's Letter [REDACTED]

**EXHIBIT 1**  
**BOUNDARY DESCRIPTION**

Beginning at the intersection of the centerline of North 23<sup>rd</sup> Street and the centerline of West North Avenue;

Thence east along the centerline of West North Avenue to the centerline of West Fond du Lac Avenue;

Thence southeast along centerline of West Fond du Lac Avenue to the centerline of North 17<sup>th</sup> Street;

Thence south along the centerline of North 17<sup>th</sup> Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 19<sup>th</sup> Street;

Thence north along the centerline of North 19<sup>th</sup> Street to the north line of the alley immediately north of and parallel to West Brown Street;

Thence west along the north line of the alley to the east line of the alley immediately east of and parallel to North 20<sup>th</sup> Street;

Thence north along the east line of the alley to the south lot line of 2058 N. 20<sup>th</sup> Street (Johnsons Park);

Thence west along the south lot line of 2058 N. 20<sup>th</sup> Street (Johnsons Park) (extended) to the centerline of North 20<sup>th</sup> Street;

Thence south along the centerline of North 20<sup>th</sup> Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 24<sup>th</sup> Street;

Thence north along the centerline of North 24<sup>th</sup> Street to the south lot line of 2020 North 24<sup>th</sup> Street (extended);

Thence east along the south lot line of 2020 North 24<sup>th</sup> Street (extended) to the south lot line of 2023 North 23<sup>rd</sup> Street (extended) to the centerline of North 23<sup>rd</sup> Street;

Thence approximately 530 feet north along the centerline of North 23<sup>rd</sup> Street to the south lot line of 2131 North 23<sup>rd</sup> Street (extended);

Thence west along the south lot line of 2131 North 23<sup>rd</sup> Street (extended) to the west line of the alley immediately west of and parallel to North 23<sup>rd</sup> Street;

Thence north along the west line of the alley to the south line of the alley immediately south of and parallel to West Garfield Avenue;

Thence west along the south line of the alley (extended) to the centerline of North 24<sup>th</sup> Street;

Thence north along the centerline of North 24<sup>th</sup> Street to the centerline of West Garfield Avenue;

Thence east along the centerline of West Garfield Avenue to the centerline of North 23<sup>rd</sup> Street;

Thence north along the centerline of North 23<sup>rd</sup> Street to the point of beginning.

**EXHIBIT 2**  
**PROPERTY CHARACTERISTICS**

TAXKEY	NBR	DIR	ST_NAME	ST	OWNER_NAME	ASSESSED LAND&IMPR
3500001000	2235 W		LLOYD	ST	CITY OF MILW	0
3500002000	2231 W		LLOYD	ST	CITY OF MILW	0
3500003000	2225 W		LLOYD	ST	CITY OF MILW	0
3500004000	2219 W		LLOYD	ST	CITY OF MILW	0
3500007100	2042 N		23RD	ST	G.JOHNSON	31500
3500009100	2032 N		23RD	ST	E L COBB	38800
3500010100	2028 N		23RD	ST	ELRA 2121 LLC	22100
3500012000	2020 N		23RD	ST	VIOLA BROOKS	12900
3500013000	2018 N		23RD	ST	J M WILLIAMS	19400
3500014000	2232 W		BROWN	ST	J A WILLIAMS	33800
3500015000	2230 W		BROWN	ST	D NWONYE	27600
3500016000	2226 W		BROWN	ST	L D JACKSON	18300
3500017000	2220 W		BROWN	ST	FELIX G DISON	22200
3500020110	2009 N		22ND	ST	CITY OF MILW	0
3500020120	2204 W		BROWN	ST	CITY OF MILW	0
3500501110	2011 N		21ST	ST	R HOLMES	29700
3500502100	2007 N		21ST	ST	S D HUBBERT	26500
3500504110	2123 W		LLOYD	ST	CITY OF MILW	0
3500505100	2119 W		LLOYD	ST	CITY OF MILW	0
3500506100	2058 N		22ND	ST	NIMPROVEMEN	25800
3500507000	2054 N		22ND	ST	CITY OF MILW	0
3500508000	2000 N		22ND	ST	R MATHIAS	28000
3500509000	2006 N		22ND	ST	R MATHIAS	1700
3500510000	2010 N		22ND	ST	ROSALIE WARR	19000
3500511000	2016 N		22ND	ST	R CARTER,	27300
3500512100	2020 N		22ND	ST	T E MC CARTY	23700
3500514000	2030 N		22ND	ST	BERTHA REED	27100
3500515100	2036 N		22ND	ST	ARLEAN CLARK	29700
3500516000	2042 N		22ND	ST	WANDA F DAVIS	27400
3500518100	2127 W		LLOYD	ST	CITY OF MILWAUKEE	0
3500519000	2115 W		LLOYD	ST	CITY OF MILW	0
3500520000	2113 W		LLOYD	ST	CITY OF MILW	0
3500521000	2107 W		LLOYD	ST	CITY OF MILW	0
3500522000	2101 W		LLOYD	ST	CITY OF MILW	0
3500523000	2049 N		21ST	ST	CITY OF MILWAUKEE	0
3500601000	2029 N		22ND	ST	EMMA J OLDS	18900
3500602000	2027 N		22ND	ST	WESLEY LANDRY	14400
3500603000	2027 N		22ND	ST	CITY OF MILWAUKEE	0
3500605100	2019 N		22ND	ST	QUENTIN D FERGUSON	32400
			FOND DU			
3500801000	2041 W		LAC	AV	CITY OF MILWAUKEE	0
3500803100	2033 W		FOND DU LA	AV	RICARDO D MC KENZIE	290000
3500804000	2029 W		FOND DU LA	AV	CITY OF MILW	0
3500805000	2025 W		FOND DU LA	AV	RICARDO MCKENZIE	46200

3500806100	2019 W	FOND DU LA	AV	CITY OF MILWAUKEE	0
3500808100	2007 W	FOND DU LA	AV	COLUMBIA SAVINGS &	18800
3500809000	2001 W	FOND DU LA	AV	CITY OF MILW	0
3500810000	2209 N	20TH	ST	WWG PROPERTY INVESTMENT	30700
3500813100	2008 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3500814100	2200 N	21ST	ST	CITY OF MILWAUKEE	0
3500818000	2210 N	21ST	ST	RICARDO MCKENZIE	23300
3500819000	2210 N	21ST	ST	RICARDO MCKENZIE	400
3500822000	2222 N	21ST	ST	GEORGE GANT	14200
3500823111	2001 W	GARFIELD	AV	MILWAUKEE COUNTY	0
3500854110	2127 W	GARFIELD	AV	HOLY MT CARMEL	0
3500871200	2104 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500872100	2108 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500873100	2114 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500874000	2116 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500875000	2120 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500876110	2124 W	LLOYD	ST	CITY OF MILW	0
3500877000	2128 W	LLOYD	ST	WILLIE B HENNING	25100
3500878000	2132 W	LLOYD	ST	AARDVARK PROPERTIES LLC	24300
3500885000	2129 W	NORTH	AV	A J WILSON	66000
3500886000	2125 W	NORTH	AV	E RANDY RADKE	24000
3500887000	2121 W	NORTH	AV	CITY OF MILWAUKEE	0
3500890100	2111 W	NORTH	AV	DYKEMAN/KATZ PROPERTIES	294000
3500891000	2101 W	NORTH	AV	NAFISA CHARAB	33400
3500892110	2239 N	21ST	ST	CITY OF MILWAUKEE	0
3500898100	2102 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3500914100	2235 W	NORTH	AV	CITY OF MILWAUKEE	0
3500917110	2213 W	NORTH	AV	JONG L KIM	110000
3500948100	2146 N	23RD	ST	HOLY MT CARMEL MISSION	22000
3500962100	2127 N	22ND	ST	CITY OF MILW	0
3500963000	2123 N	22ND	ST	CITY OF MILWAUKEE	0
3500964000	2119 N	22ND	ST	CITY OF MILWAUKEE	0
3500965000	2113 N	22ND	ST	CITY OF MILW	0
3500966000	2202 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500967000	2204 W	LLOYD	ST	RURAL INVESTMENTS LLC	18200
3500968000	2208 W	LLOYD	ST	ARNETTER JOHNSON	24900
3500969000	2214 W	LLOYD	ST	REAL ESTATE RESOLUTIONS LLC	9000
3500970000	2218 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500971000	2222 W	LLOYD	ST	CITY OF MILWAUKEE	0
3500972000	2224 W	LLOYD	ST	CITY OF MILW	0
3500973000	2232 W	LLOYD	ST	CITY OF MILW	0
3500974000	2112 N	23RD	ST	EDGAR BIRDSONG JR	22000
3500975110	2118 N	23RD	ST	MAURICE LAWRENCE	26500
3500977100	2126 N	23RD	ST	MAURICE LAWRENCE	31000
3500978000	2130 N	23RD	ST	CITY OF MILW	0
3500979100	2136 N	23RD	ST	ETHEL COLLINS	43300
3502137100	2335 W	GARFIELD	AV	ALONZO & MATTIE D EVANS	28400
3502139000	2331 W	GARFIELD	AV	CITY OF MILW	0



3502140000	2329 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3502141000	2325 W	GARFIELD	AV	CITY OF MILW	0
3502142000	2321 W	GARFIELD	AV	CITY OF MILW	0
3502143000	2317 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3502144100	2313 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3502145000	2309 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3502146000	2305 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3502147000	2301 W	GARFIELD	AV	CITY OF MILWAUKEE	0
3502148100	2145 N	23RD	ST	CITY OF MILW	0
3502150100	2135 N	23RD	ST	CITY OF MILW	0
3502151100	2131 N	23RD	ST	CITY OF MILW	0
3502704110	2030 N	21ST	LA	CITY OF MILW	0
3502709000	2108 W	BROWN	ST	LESLYN WHITTINGTON	18600
3502710000	2112 W	BROWN	ST	BARBARA C MAPP	56400
3502711000	2120 W	BROWN	ST	BARBARA C MAPP	34500
3502712000	2126 W	BROWN	ST	CITY OF MILW	0
3502713000	2021 N	21ST	LA	CITY OF MILW	0
3502714100	2025 N	21ST	LA	WANDA F DAVIS	28900
3502716100	2033 N	21ST	LA	WANDA DAVIS	13600
3502718000	2043 N	21ST	LA	CARL LEE TAYLOR	16700
3502801000	2043 N	21ST	ST	CITY OF MILWAUKEE	0
3502804110	2029 N	21ST	ST	CITY OF MILW	0
3502901122	2029 N	20TH	ST	CITY OF MILW SCHOOL SITE	0
3503001000	2201 W	LLOYD	ST	EDGAR E JILES	15400
3503002000	2205 W	LLOYD	ST	LAURA A KATES	21100
3503003000	2209 W	LLOYD	ST	SECRETARY OF HOUSING &	19700
3503004000	2213 W	LLOYD	ST	CITY OF MILWAUKEE	0
3503005000	2217 W	LLOYD	ST	ALVIENCE S LAMB	24200
3503007110	2039 N	22ND	ST	CITY OF MILW	0
3503007120	2041 N	22ND	ST	CITY OF MILWAUKEE	0
3503008000	2035 N	22ND	ST	CITY OF MILW HOUSING AUTH	0
3503011100	2212 W	BROWN	ST	CITY OF MILW	0
3503012000	2208 W	BROWN	ST	SYLVIA BLANKS	18400
3503825000	2019 N	23RD	ST	CITY OF MILWAUKEE	0
3503826000	2023 N	23RD	ST	CITY OF MILWAUKEE	0
3503831000	2018 N	24TH	ST	CITY OF MILWAUKEE	0
3503832000	2020 N	24TH	ST	CITY OF MILWAUKEE	0
3503841000	2312 W	BROWN	ST	CITY OF MILWAUKEE	0
3503842000	2302 W	BROWN	ST	CITY OF MILWAUKEE	0
3503843000	2318 W	BROWN	ST	CITY OF MILWAUKEE	0
3503845000	2332 W	BROWN	ST	CITY OF MILWAUKEE	0
3503846000	2328 W	BROWN	ST	CITY OF MILWAUKEE	0
3503847000	2322 W	BROWN	ST	CITY OF MILWAUKEE	0
3503848000	2320 W	BROWN	ST	CITY OF MILWAUKEE	0
TOTAL					\$2,051,400

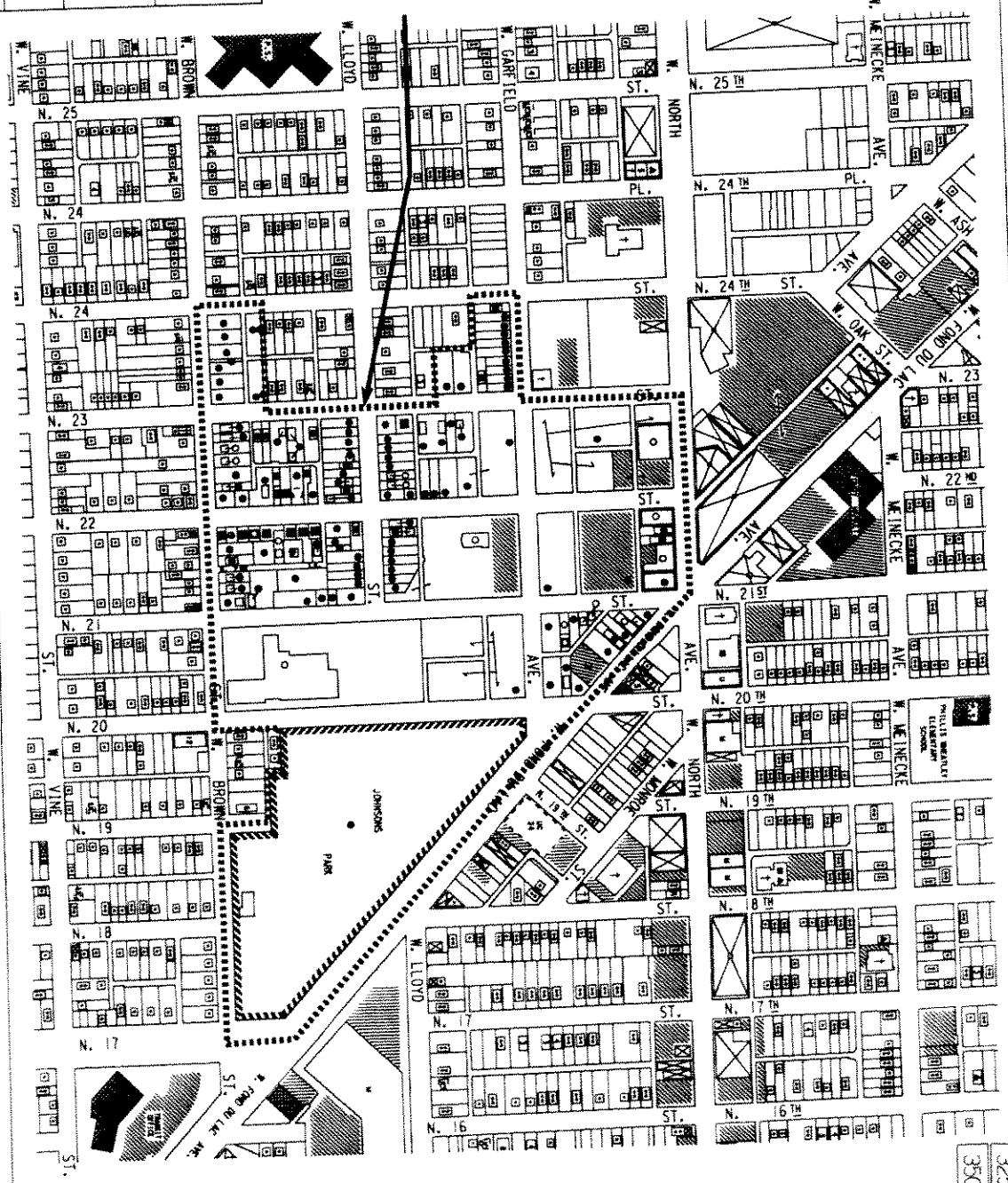
LEGEND

- STANDARD
- ⊕ MINOR DEFICIENCY
- ⊗ MAJOR DEFICIENCY
- SUBSTANDARD

TID- 65 &  
REDEVELOPMENT PROJECT  
BOUNDARY

MAP NO. 2  
Redevelopment Project  
TID - 65  
N. 20th St. - W. Brown St.  
STRUCTURE & SITE  
CONDITION

DATE









# Attachment 1



ASSESSOR'S OFFICE

Mary P. Reavey  
Assessment Commissioner

Peter C. Weissenfluh  
Chief Assessor

December 13, 2005

Rocky Marcoux, Commissioner  
Department of City Development  
809 North Broadway  
Milwaukee, WI 53202

RE: Proposed Tax Incremental District (20<sup>th</sup> and Brown)

Dear Mr. Marcoux:

We have reviewed the proposed, as yet unnumbered Tax Incremental District Project Plan for 20<sup>th</sup> and Brown. Based on the information on hand, we find that the value of this proposed TID does not exceed the percentage limits allowed by the formula pursuant to Sec. 66.1105(4)(gm)4.c. Based on the estimates of values for this area, the total equalized value of this district plus all existing districts is approximately 3.52% (as opposed to the 12% limit).

Please provide the TID number in writing when officially approved.

Please let me know if you require further information regarding this matter.

Sincerely,

*Mary P. Reavey*  
Mary P. Reavey  
Assessment Commissioner

REFERRED  
BY MARCOUX  
SEHERER  
12-28-05  
X  
COMMISION

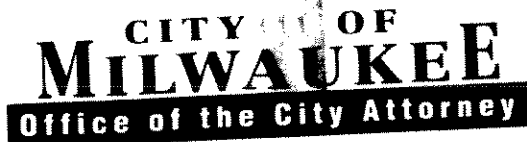
SAVERS  
PRIOLETTA  
BROWN

DEC 21 PM 3:16

Attachment 2

GRANT F. LANGLEY  
City Attorney

RUDOLPH M. KONRAD  
LINDA ULISS BURKE  
VINCENT D. MOSCHELLA  
Deputy City Attorneys



THOMAS O. GARTNER  
BRUCE D. SCHRIMPF  
ROXANE L. CRAWFORD  
SUSAN D. BICKERT  
STUART S. MUKAMAL  
THOMAS J. BEAMISH  
MAURITA F. HOUREN  
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SUSAN E. LAPPEN  
JAN A. SMOKOWICZ  
PATRICIA A. FRICKER  
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KURT A. BEHLING  
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KATHRYN M. ZALEWSKI  
MEGAN T. CRUMP  
ELOISA DE LEÓN  
ADAM B. STEPHENS  
KEVIN P. SULLIVAN  
Assistant City Attorneys

September 28, 2006

Commissioner Rocky Marcoux  
Department of City Development  
809 North Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

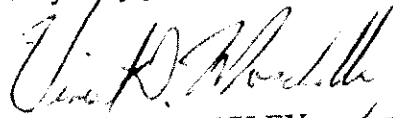
Re: Project Plan for Tax Incremental District Number 65  
(North 20<sup>th</sup> - West Brown Streets Project)


Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed the Project Plan (the "Plan") for the above-captioned Tax Incremental District No. 65, a copy of which is attached hereto.

Based upon that review, it is our opinion that the Plan is complete and complies with the provisions of sec. 66.1105(4)(f), Stats.

Very truly yours,

  
GRANT F. LANGLEY *for*  
City Attorney

  
KEVIN P. SULLIVAN  
Assistant City Attorney

KPS/ml:110253  
Enclosure

1089-2006-240